

# DECLARATION OF SERVICE OF MAILING

I, BRIAN D. MOSS, state and declare as follows:

That on the 15<sup>th</sup> day of February, 2022, I deposited in the mail of the United States a sealed envelope containing a public hearing notice, decision or recommendation with postage prepaid addressed to the adjacent property and/or parties of record in the below entitled application or petition:

Notice of Public Hearing: ISD High School #4 + Elementary School #17  
File #'s: PRJ19-00008, SDP20-00001, MSP20-00001, AAS20-00012, AAS21-00001,  
AAS21-00002, AAS21-00005, AAS21-00006 / site plan, vicinity map

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed on the 15<sup>th</sup> day of February, 2022 at ISSAQUAH, Washington.

BRIAN D. MOSS

Printed Name

Brian D. Moss

Signature



Community Planning & Development Department  
P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100 CPD@issaquahwa.gov

# Notice of Public Hearing

## Project Name: ISD High School #4 and Elementary School #17

**Time:** Wednesday, March 2, 2022, 7:00 pm  
Thursday, March 3, 2022, 7:00 pm  
**Place:** Virtual Meeting (see below)  
**By:** Development Commission (DC)

### PROJECT INFORMATION

**File Number(s):** PRJ19-00008, SDP20-00001, MSP20-00001, AAS20-00012, AAS21-00001, AAS21-00002, AAS21-00005, AAS21-00006

**Project Description:** Construction of a new high school and elementary school campus including sports facilities, parking garage structured and surface parking, and related improvements. The Applicant requested five Administrative Adjustments of Standards for reduction to FAR requirements, modification of tree retention requirements, authorization of shared parking between on-campus uses, modification of nonmotorized pathway requirements, and modification of pedestrian connections on the 228<sup>th</sup> Ave SE street frontage. (See Site Plan)

**Project Location:** 4221 228<sup>th</sup> Avenue SE (See Vicinity Map)

**Size of Subject Area in Acres:** 40.79 Sq. Ft.: 1,776,812.4

**Applicant:** Todd Sawin, PE of AHBL

2215 N 30<sup>th</sup> Street, Tacoma, WA 98403

Phone: 425.284.9662; Email: tsawin@ahbl.com

**Decision Maker:** City Council (Public Hearing and Recommendation at Development Commission); Level 5 Process

**Required City Permits:** MSP, SDP, construction permits

**Required City Permits, Not Part of this Application:** Building Permit, Site Work Permit, related construction permits

**Required Studies:** Wetland Study; Arborist Report; Geotechnical Report; Parking Study; Stormwater TIR; Traffic Study

**Existing Environmental Documents Relevant to this**

**Application:** Wetland Study; Arborist Report; Geotechnical Report; Landslide Hazard Assessment; Noise Study; Preliminary Stormwater TIR; Traffic Study; SEPA Checklist & MDNS

**More Project Information:** Other key application documents are available at the City's website: [issaquahwa.gov/development](http://issaquahwa.gov/development). Click on the parcel, select "View Related Documents and Permits", and then click on "Related Documents" tab to see the available submittals. Due to public health directives, City Hall is closed and the application is not available to review in person.

### REGULATORY INFORMATION

**Zoning:** CF-F - Community Facilities - Facilities

**Comprehensive Plan Designation:** Community Facilities

**Consistent with Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:** IMC 18.07.480 (Community Facilities); IMC 18.07.580-660 (Master Site Plan); IMC 18.04.450 (Site Development Permit)

### CITY CONTACT INFORMATION

**Project Planner:** Cristina Haworth, Planning Consultant

**Phone Number:** 425.739.7959

**E-Mail:** [cristinah@issaquahwa.gov](mailto:cristinah@issaquahwa.gov)

### PUBLIC HEARING INFORMATION

Due to the Governor's Proclamation 20-28 related to the COVID-19 emergency and open public meetings, this hearing is being held remotely. To attend the meeting, join by computer or smartphone by visiting [issaquahwa.gov/ISDHearing](http://issaquahwa.gov/ISDHearing) or dial:

Phone: 1-206-207-1700

Meeting No.: 2494 075 8582 (March 2, 2022)

Meeting No.: 2491 744 2250 (March 3, 2022)

Password (if needed): 98027 (same for both dates)

You are encouraged to sign up in advance at [issaquahwa.gov/dcsignup](http://issaquahwa.gov/dcsignup)

The Staff Report and supporting attachments are available on the Development Commission's website at: [issaquahwa.gov/DC](http://issaquahwa.gov/DC)

**Public Testimony:** Public testimony will begin following the staff and applicant presentations on March 2 and will be continued on March 3.

**Public Comment:** Public comments are accepted up to and during the open record predecision public hearing at the Development Commission. Direct written comments to:

Community Planning & Development Department

P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to [cristinah@issaquahwa.gov](mailto:cristinah@issaquahwa.gov).

**Continued Notification:** To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

*Notice is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.*

### PUBLIC HEARING NOTES:

- The proposal is preliminary and subject to change as a result of the public review process.
- Input from the public will be documented in the permit file and forwarded to the Development Commission for their consideration and the City Council for their decision.
- The decision, once rendered, is appealable.

**Community Planning & Development Department:**

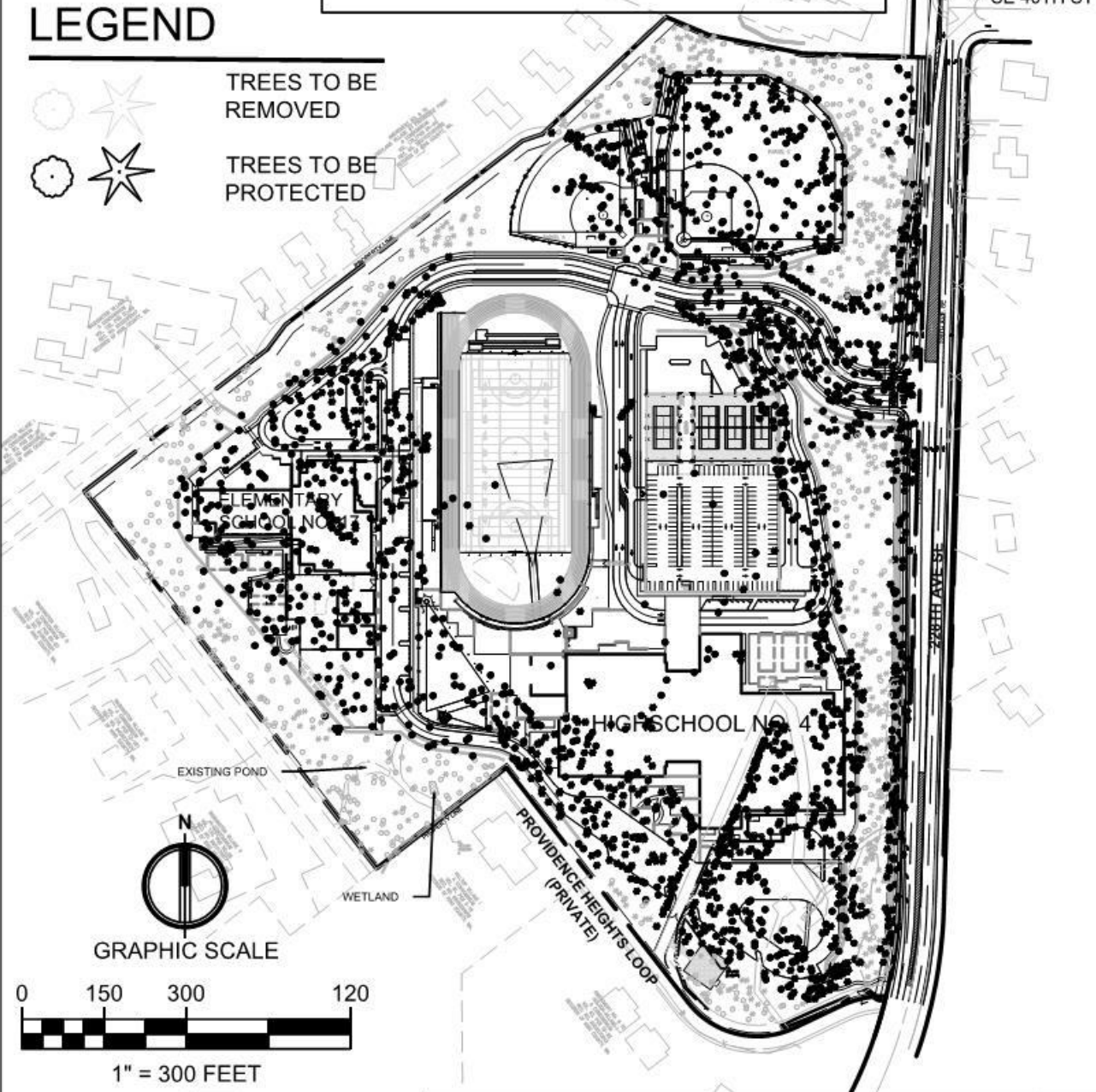
**Phone Number:** 425.837.3100

**E-Mail:** [CPD@issaquahwa.gov](mailto:CPD@issaquahwa.gov)



THIS PROJECT WILL CONSTRUCT A NEW HIGH SCHOOL BUILDING, ELEMENTARY SCHOOL BUILDING, AND SUPPORTING SITE FEATURES INCLUDING BUT NOT LIMITED TO TRACK AND SPORTS FIELDS, TENNIS COURTS, AND PLAYGROUNDS. THE EXISTING SITE HAS BEEN PREVIOUSLY DEVELOPED AND EXISTING BUILDINGS HAVE BEEN REMOVED. THE SITE HAS SIGNIFICANT TOPOGRAPHIC CHALLENGES SUCH AS TREE COVER AND WETLANDS. THE PROPOSED SITE DESIGN TAKES ADVANTAGE OF THESE CONSTRAINTS BY VARYING FINISHED GRADE ELEVATIONS BETWEEN ELEMENTS WHILE SAVING EXISTING TREES AND PROVIDING SIGNIFICANT BUFFERING TO NEIGHBORING PROPERTIES.

## LEGEND



2215 North 30th Street,  
Suite 300,  
Tacoma, WA 98403  
253.383.2422 TEL  
253.383.2572 FAX

### ISSAQUAH HIGH SCHOOL NO. 4 & ELEMENTARY SCHOOL NO. 17 PROPOSED SITE PLAN

JOB NO:  
2180412.10  
DATE: 06.08.2021

**EX-1.0**